

City Council
Atlanta, Georgia

07-0-0382

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-09
Date Filed: 1-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1101 Collier Road, N.W.**, be changed from I-1 (Light Industrial), R-4 (Single family Residential) and RG-2 (Residential General-Sector 2) Districts to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 185 and 186. 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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LEGAL DESCRIPTION

Total Area = 12.76 Acres

All that tract or parcel of land lying in and being a part of Land Lots 185 and 186 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Begin at a concrete right-of-way monument found at the intersection of the western right-of-way line of Interstate Highway 75 (Right-of-Way Varies) and the northern right-of-way line of Collier Road (50-foot Right-of-Way); said concrete right-of-way monument being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING as thus established, proceed along said northern right-of-way line of Collier Road, South 84 degrees 07 minutes 05 seconds West for a distance of 85.51 feet to an iron pin set; THENCE leaving said right-of-way, proceed North 05 degrees 00 minutes 10 seconds East for a distance of 147.00 feet to a pin covered with a plastic pipe found; THENCE proceed North 89 degrees 04 minutes 35 seconds West for a distance of 152.12 feet to a ¾" pipe found; THENCE proceed South 01 degrees 58 minutes 54 seconds West for a distance of 157.75 feet to a 1" pipe found lying on said right-of-way of Collier Road; THENCE along said northern right-of-way line, proceed South 86 degrees 01 minutes 14 seconds West for a distance of 49.72 feet to a 1-inch iron pipe found; THENCE continuing along said northern right-of-way line, proceed South 84 degrees 01 minutes 26 seconds West for a distance of 149.38 feet to an iron pin found; THENCE continuing along said northern right-of-way line, proceed South 85 degrees 16 minutes 49 seconds West for a distance of 106.25 feet to a ½" rebar iron pin found; THENCE continuing along said northern right-of-way line, proceed South 88 degrees 02 minutes 55 seconds West for a distance of 43.04 feet to a ½" rebar iron pin found; THENCE continuing along said northern right-of-way line, proceed along a curve to the right having a radius of 2819.17 feet, a chord bearing of South 86 degrees 59 minutes 47 seconds West and chord distance of 189.43 feet for an arc distance of 189.47 feet to an iron pin set; THENCE continuing along said northern right-of-way line, proceed South 86 degrees 59 minutes 47 seconds West for a distance of 10.18 feet to a ½" rebar iron pin found; THENCE leaving said northern right-of-way line, proceed North 00 degrees 07 minutes 15 seconds West for a distance of 198.34 feet to an iron pin set; THENCE proceed North 00 degrees 14 minutes 36 seconds West for a distance of 457.26 to a ½" rebar iron pin found; THENCE proceed North 00 degrees 34 minutes 30 seconds East for a distance of 57.96 feet to an iron pin set; THENCE proceed North 00 degrees 34 minutes 30 seconds East for a distance of 200.31 feet to an iron pin set; THENCE proceed North 00 degrees 34 minutes 26 seconds East for a distance of 138.88 feet to an iron pin set on the Land Lot Line between Land Lots 185 and 186; THENCE proceed along said Land Lot Line, North 89 degrees 39 minutes 59 seconds East for a distance of 220.40 feet to an iron pin set; THENCE leaving said Land Lot Line, proceed North 03 degrees 55 minutes 07 seconds East for a distance of 258.26 feet to an iron pin set on the western right-of-way line of Interstate Highway 75; THENCE continuing along said western right-of-way line, proceed South 20 degrees 33 minutes 19 seconds East for a distance of 151.36 feet to an iron pin set; THENCE continuing along said western right-of-way line, proceed South 11 degrees 04 minutes 11 seconds East for a distance of 194.62 feet to an iron pin set; THENCE continuing along said western right-of-way line, proceed South 27 degrees 05 minutes 14 seconds East for a distance of 268.82 feet to an iron pin set; THENCE continuing along said western right-of-way line, proceed South 27 degrees 28 minutes 27 seconds East for a distance of 38.00 feet to an iron pin set;

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THENCE continuing along said western right-of-way line, proceed South 27 degrees 21 minutes 05 seconds East for a distance of 104.88 feet to an iron pin set; THENCE continuing along said western right-of-way line, proceed South 27 degrees 21 minutes 05 seconds East for a distance of 90.55 feet to an iron pin set; THENCE continuing along said western right-of-way line, proceed South 24 degrees 31 minutes 11 seconds East for a distance of 49.20 feet to a 1-inch iron pipe found; THENCE continuing along said western right-of-way line, proceed South 24 degrees 31 minutes 11 seconds East for a distance of 60.25 feet to a 1-inch iron pipe found; THENCE continuing along said western right-of-way line, proceed South 24 degrees 11 minutes 33 seconds East for a distance of 100.24 feet to a ½" rebar iron pin found; THENCE continuing along said western right-of-way line, proceed South 14 degrees 49 minutes 20 seconds East for a distance of 89.72 feet to a ½" rebar iron pin found; THENCE continuing along said western right-of-way line, proceed South 38 degrees 35 minutes 29 seconds East for a distance of 57.68 feet to a iron pin set; THENCE continuing along said western right-of-way line, proceed North 88 degrees 33 minutes 55 seconds East for a distance of 4.46 feet to a iron pin set; THENCE continuing along said western right-of-way line, proceed South 71 degrees 35 minutes 31 seconds East for a distance of 10.50 feet to a iron pin set; THENCE continuing along said western right-of-way line, proceed South 20 degrees 44 minutes 26 seconds East for a distance of 159.60 feet to a concrete right-of-way monument found at the intersection of the western right-of-way line of Interstate Highway 75 (Right-of-Way Varies) and the northern right-of-way line of Collier Road (50-foot Right-of-Way); said concrete right-of-way monument being the TRUE POINT OF BEGINNING.

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